

SEND TAX NOTICE TO:

Robert Scott Hereford and Cynthia Hereford
1868 Highway 69
Chelsea, AL 35043

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FOUR HUNDRED FIFTY THOUSAND AND 00/100 (\$450,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Brian K. Klimp and Shelly A. Klimp, a married couple**, whose address is 1530 Providence Loop, Oakman, AL 35579, (hereinafter "Grantor", whether one or more), by **Robert Scott Hereford and Cynthia Hereford**, whose address is 1868 Highway 69, Chelsea, AL 35043, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Robert Scott Hereford and Cynthia Hereford, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1868 Highway 69, Chelsea, AL 35043 to-wit:**

Lot 1, in the Resurvey of Lot 2-B Wades Meadows and Additional Property being a resubdivision of Lot 2 of the Amended Map of Twin Acres Map, as shown in Map Book 50, Page 38 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$120,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 13th day of October, 2023.

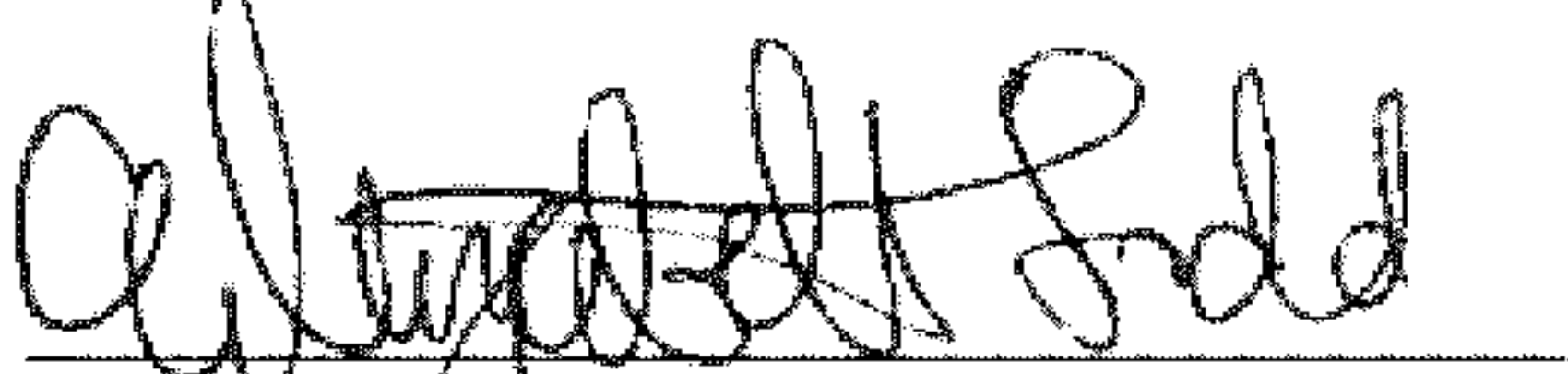

Brian K. Klimp


Shelly A. Klimp

STATE OF ALABAMA
COUNTY OF SHELBY

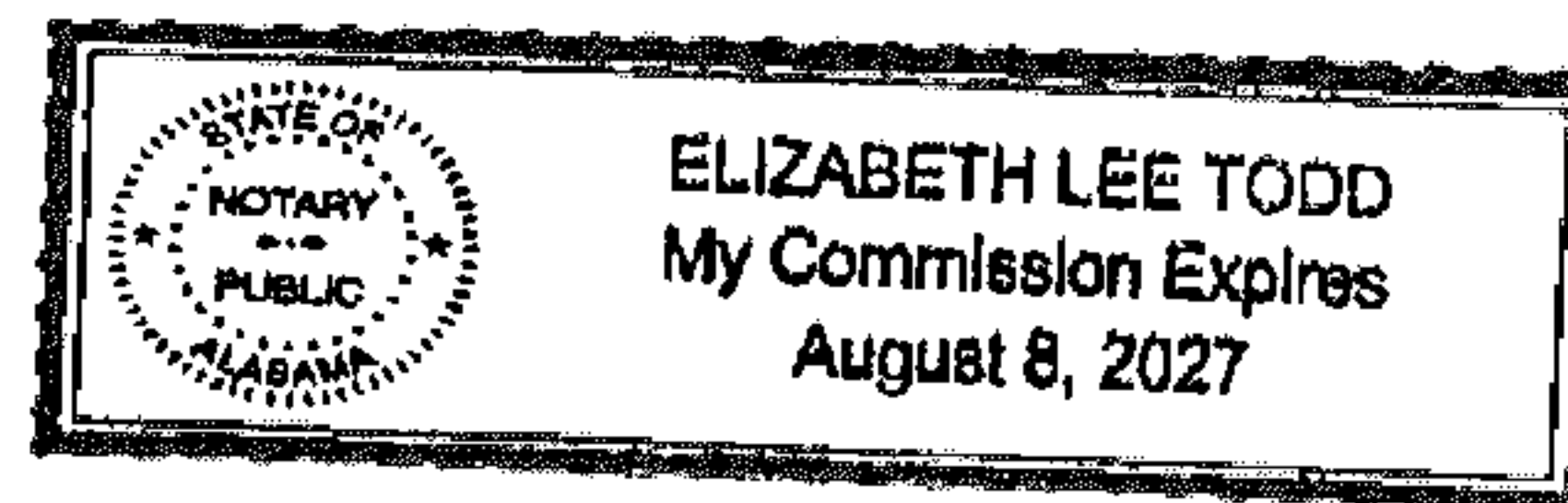
I, the undersigned Notary Public in and for said County and State, hereby certify that Brian K. Klimp and Shelly A. Klimp whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of October, 2023.

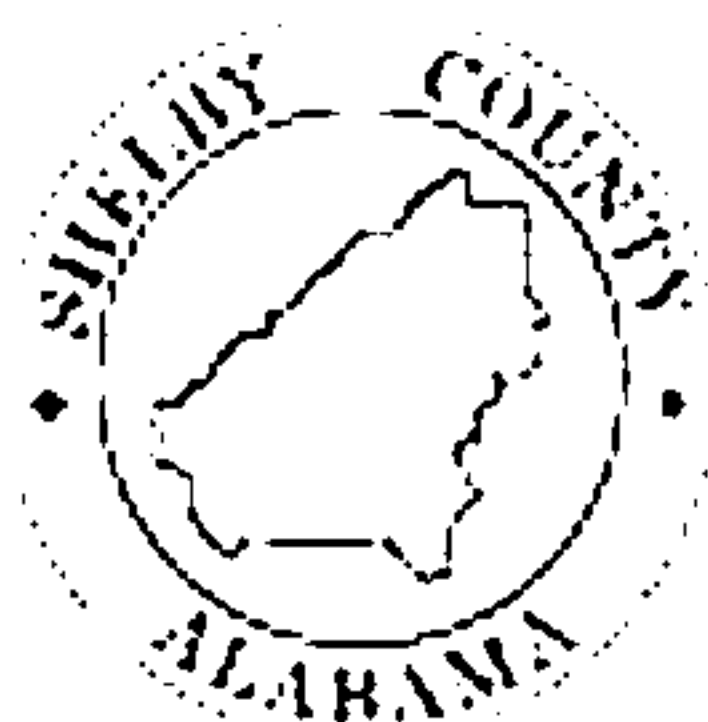


Notary Public

My Commission Expires: 08/08/2027



File No.: CHL-2



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/16/2023 12:35:43 PM
\$355.00 BRITTANI
20231016000305260

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